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CHINATOWN COMMUNITY PLAN

AFFORDABLE HOUSING

Critical Facts

1987 total population: 5,100 (official)
or 7,000 (unofficial estimate)
Population doubled between 1970 (1,570) and 1980 (3,522)
Asian population in the South End and the downtown area: 2,000 to 3,000

Only 39 new and 31 renovated units were added between 1980 and 1987, while the population increased 38%.

Total housing units: 1,478
Protected units: 74% of 1,257 recorded units
Vacancy Rate: 3.2%
Ownership: 5%

1987 median monthly expenditure: $400
Median household size: 3.58
Overcrowding Rate: 20%

33% Units in brick rowhouses built before '39
200-400 units potentially affected by ground water problems

Over one-half of the current non-residents will consider moving to Chinatown is housing comparable to current housing cost were available.

SMALL BUSINESSES

Critical Facts

Total businesses: 176
Leading businesses: 29% personal services
25% restaurants

Businesses with less than 10 employees: 75%

Average floor area: 2,835 SF

Less than 6 years in business: 46%
personal/professional services: 63%
restaurants: 54%
shops: 35%

54% of the non-resident Chinatown users visit Chinatown daily, 18% weekly and 15% bi-weekly.

53% of Chinatown businesses want to expand, including 43% in Chinatown.

EMPLOYMENT AND JOBS

Critical Facts

1980 Chinatown labor force participation was 65% compared to 60% citywide.

Main reason for leaving job: low income(90%), lack of adequate health insurance coverage (70%) and unsteady income(67%).

Only 37% the adults were high school graduates in 1980.

1979 medium family income was $10,553, or 66% of city average and the poverty rate is higher than city average (17%).

In 1980, 18% of Chiantown residents worked in technical, sales, and administrative support jobs.

The Chinatown/Leather District support 19,000 jobs, about 50% are in health, education, and social services.

2,700 jobs in 1980 were in apparels and other textiles, a number of these have been relocated outside the district.

COMMUNITY SERVICES

Critical Facts

Total providers/organizations: 67

1988 on-site programing capacities of primary services totalled about 26,000 registered/recorded clients, and about 35,000 clients including others.

Significant unmet needs exist in child care; English classes; civic/referal/ counselling service; and community health care based on long waiting lists and projection by providers.

By 2000, capacities will increase by at least 170% and as high as 375% based on projection on Asian population growth.

54% of all Chinatown users are servic clients; 77% residents and 38% non-residents used services.

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Over 20% of job seekers need child care, more than half of these have to take care of two or more children, and 23% need weekend help.

Major employment barriers are: language problem (93%), insufficient employment information (84%), transportation (78%), and low education (63%).

LAND USE

Critical Facts

Total land area: 69 acres
Total parcel area estimate: 47 acres

Future Turnpike Air-Right Subdistrict: 9 acres
Future Chinatown Gateway Subdistrict: 14 acres
Estimate development parcels: 15 acres

Existing land area: 46 acres (28 blocks)
Parcel area: 32 acres (366 parcels) or 1.4 million square feet

Open space: 0.36 acres (1% of parcel area)
Average parcel size:1000-1600LSF
Mixed-use parcels: 37%

Asian ownership: 35.2%
Institutional ownership: 27.22%
Public ownership: 18.64% (BRA 14%)

TRAFFIC AND TRANSPORTATION

Critical Facts

1,308 off-street parking spaces, 1/3 for institutional uses.

71% of households own no cars.
27% of residents use car to get to work.
34% workers at Chinatown businesses use public transportation; 29% drive to work; 28% walk.

Nearly 40% of the non-resident Chinatown users take public transit and over one-third drove by private cars.

Transportation along with income and insurance coverage are the 3 leading factor (over 95%) in considering employment.